

December 5, 2012

Item 2a: Additional Materials Received
Planning Commission December 6, 2012
Goldenrod Variance (PA2012-126)

Planning Commission
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92663

RE: Project File No. PA2012-126
VA2012-006
211 Goldenrod Avenue
Corona del Mar, CA

Dear Commissioners:

This letter is being sent in opposition to the above referenced matter for the following reasons:

Encroachment of 5 feet into the required 10 foot rear yard setback.

Setbacks provide access around residences. Because homes in this area of Corona del Mar are very close together, going further into setbacks provides a safety issue should a fire occur and it become necessary for fire fighters to gain access to all areas of the structure. In addition, building into the setbacks contributes to the overbuilding of residences which has taking place in this area, an issue the updated zoning ordinance was designed to minimize.

Exceeding the maximum floor area limit by approximately 450 square feet.

According to a letter sent to nearby residents by Annette Wiley, AIA, IIDA, LEED, AP, the residence will contain 1,848 square feet. This represents an increase of over 30% to the maximum allowable area of approximately 1,400 square feet. Exceeding the maximum floor area again contributes to the overbuilding which the updated zoning ordinance was designed to minimize.

Allow the third floor to be located closer than 15 feet to the front setback line.

How much closer and what part of the structure will be extending into this area? When speaking to the architect, she indicated that this was in response to the updated zoning ordinance which requires a specific amount of open space to provide a more esthetically pleasing design avoid the "big box" (our words, not hers) appearance of homes. So by allowing encroachment into the specified area you are negating the intent of the City's zoning ordinance.

The architect stated in her letter to neighbors, "This particular lot has a serious disadvantage in that it had previously been reduced to ½ the size of all of the surrounding lots within the adjacent tracts in Corona del Mar." There are many different sized lots

within the immediate vicinity of the proposed project. It is obvious that this particular lot is small and should have been taken into consideration when the buyer bought the property. Because it is not a full size lot does not give the buyer any special rights. You build a structure to fit within the confines of the City's codes and ordinances as it pertains to the size of the lot.

We would urge you to deny the requested variances because they are all in conflict with the updated zoning ordinance intended purpose to reduce building bulk and overbuilding in relation to lot size.

Respectfully,

William & Jinx Hansen
221 Goldenrod Avenue
Corona del Mar

Jane Hilgendorf
245 Heliotrope Avenue
Corona del Mar